

CITY OF BELLEVUE, WASHINGTON
RESOLUTION NO. 6846

A RESOLUTION declaring preliminary determination to utilize the alternative public works contracting procedure for the redevelopment project at the New City Building and setting public hearing to hear public comment on the City's preliminary determination to use the alternative public works contracting procedure.

WHEREAS, in 2001 the Washington state legislature enacted changes to RCW Chapter 39.10 allowing for the use of a General Contractor/Construction Manager ("GC/CM") alternative public works contracting procedure for qualifying cities and public authorities for construction of public works projects; and

WHEREAS, Bellevue is a qualifying city because it has a population of over 70,000 residents; and

WHEREAS, in order for public works projects of qualifying cities and public authorities to be eligible for use of the GC/CM alternative public works contracting procedure, the project must be valued at over \$10,000,000, and must either involve complex scheduling requirements or the project must involve construction at an existing facility which must continue to operate during construction, or the involvement of the GC/CM must be critical to the success of the project; and

WHEREAS, the City has acquired the property located at 450 110th Avenue NE for the purpose of colocating the City's public safety facilities and potentially other City services at a single site for greater efficiencies and cost savings in delivery of City services; and

WHEREAS, the existing building at the site requires redevelopment for public safety purposes; and

WHEREAS, the prior owner of the property will continue to lease a portion of the existing building and will require that its equipment facilities continue to operate and be accessible in the building while the redevelopment is in progress; and

WHEREAS, the City may be required to phase the construction and begin work on the redevelopment prior to completion of design work for other phases in order to maximize cost and operational benefit to the City; and

WHEREAS, the value of the New City Building redevelopment project is currently estimated to be between \$50,000,000 and \$70,000,000; and

WHEREAS involvement of the GC/CM during the design phase will allow the City to better manage and control project costs which is critical to the success of the project; and

WHEREAS, RCW 39.10.030 requires a preliminary determination by the public body desiring to use the alternative public works contracting procedure for a specific public works project that the use of the alternative procedure will serve the public interest by providing a substantial fiscal benefit, or that use of the traditional method of awarding contracts in lump sum to the low responsive bidder is not practical for meeting desired quality standards or delivery schedules; and

WHEREAS, RCW 39.10.030 requires adequate public notification and opportunity for public review and comment on a preliminary determination to use the alternative public works contracting procedure by implementing the public hearing process or written public comment procedure; and

WHEREAS, the Bellevue City Council wishes to utilize the public hearing process contained in RCW 39.10.030(2)(a) to provide an opportunity for public review and comment on the preliminary determination to use the alternative public works contracting procedure on the New City Building redevelopment project; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
RESOLVE AS FOLLOWS:

Section 1. This resolution is the City Council's preliminary determination to use the GC/CM alternative public works contracting procedure for the New City Building redevelopment project because use of the traditional method of awarding contracts in lump sum to the low responsible bidder is not practical for meeting desired quality standards or delivery schedules for the New City Building redevelopment project.

Section 2. The City Clerk is hereby directed to notice a public hearing to receive public comment on its preliminary determination to use the GC/CM alternative public works contracting procedure for the New City Building redevelopment project. The Clerk shall use the public hearing procedure described in RCW 39.10.030(2)(a) to notice the public hearing.

Passed by the City Council this 21st day of April, 2003, and signed in authentication of its passage this 21st day of April, 2003.

(SEAL)

Connie B. Marshall, Mayor

Attest:

Myrna L. Basich, City Clerk